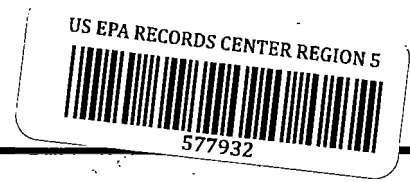


Berkoff, Michael



From: Bucholtz, Paul (DEQ) [BUCHOLTZP@michigan.gov]
Sent: Thursday, January 09, 2014 6:51 AM
To: Berkoff, Michael; Saric, James
Subject: FW: Making community amenities from closed landfills
Attachments: AES CHARRETTE REPORT AND GRAPHICS.pdf; LCSWMA_Borrow-Area.pdf; LaCrosse County Landfill - AES Overlay Concept.pdf

FYI

From: Couture, Anne (DEQ)
Sent: Wednesday, January 08, 2014 2:41 PM
To: Marc Hatton (HattonM@kalamazoo-city.org); Bruce Merchant (bmerchant@gmail.com)
Cc: Wagner, Robert (DEQ); Bucholtz, Paul (DEQ); Devantier, Daria W. (DEQ)
Subject: FW: Making community amenities from closed landfills

Marc and Bruce –

After seeing several articles and postings on LinkedIn from Brian Tippetts regarding creative repurposing of landfills, I reached out to him recently to discuss his approach and philosophy. Brian's concept of "drawing back the curtain" to help people understand the relative risk of a Landfill, accomplished through creative repurposing of closed (and in some cases active!) landfills is on-point to the concept I have been discussing with you regarding Allied Landfill. Brian makes the point that, if done right, a closed landfill can INCREASE neighboring property values. Turning these sow's ears into silk purses is key in accomplishing this, but it takes vision, fresh thinking, and leadership to make it happen. I think we have what it takes!

Please feel free to share this with others, including EPA. I think Brian's e-mail and links are great sparks to get some creative thinking going on in Kalamazoo, so we can come up with a repurposing of Allied Landfill that actually adds value to the neighborhood.

Looking forward to catching up with you on Friday!

Anne

Anne P. Couture
Senior Policy Advisor
Executive Division
MI Department of Environmental Quality

517.897.0351

From: Brian Tippetts [mailto:brian.tippetts@appliedeco.com]
Sent: Monday, January 06, 2014 10:46 AM
To: Couture, Anne (DEQ)
Subject: Making community amenities from closed landfills

Anne, I enjoyed our conversation this morning.

I know landfills even Superfund sites can become community amenities that improve tax base. This sounds like an oxymoron but once we look at details and look at the scientific facts the question becomes "why not?".

As you know, emotions can run high on repurposing industrial property in a neighborhood.

I envision the most wonderful repurposed urban green space from a landfill property that might include:

- Native prairie (yes on the landfill cap and recommended by the US EPA http://www.epa.gov/tio/download/remed/revegetating_fact_sheet.pdf)
- A native pollinator refuge using native flowering species
- A native plant nursery for furnishing plants to other places in the community
- Interpretative trails about the properties history, about the landfill's operating environmental safeguards, and about nature
- Trails that lead to ideal birding and nature locations
- Trails that lead to views that may not be availability anywhere else in the community
- Trails that connect to other trails off site; creating ecological and recreational fingers into the community
- Fitness trails with stations
- Annual 5K run/walk events
- Rugged trails for hikers or off-road bikers
- Easy trails for parents with strollers
- Picnic spots
- Benches
- A community center with nature center attractive enough to rent rooms for business meetings, reunions, some weddings, etc.
- Perhaps a piece of the buffer could be leased to a businesses with a complimentary vision such as a fitness club, a plant nursery, a day care, a sporting goods store, bike/ski rental

With a robust vision in place what do the economic figures look like?:

1. Long term, what would the value of the former landfill property be if the waste was removed? Would it be another vacant Brownfield? Would high value industry creating great jobs and tax base snap up the property? Would the community still have the money and energy to create an urban park?
2. If a robust urban park was created what would happen to the neighborhood tax base?
3. Anything that cost less than complete removal of the waste saves immediate capital dollars. I believe some of the savings from leaving the waste in-place should be spent on making a legacy park for this community. Perhaps a funding reimbursement deal could be made with the community. Could the state negotiate with the community for the community to pay back the state's costs of landfill oversight through a portion of any increase in the tax base within 10,000 feet of the created landfill park? Just discussing this puts the value of the property in a new light.

Anne, I have attached some documents for you to consider. You might also want to use the following information from American City and County magazine. Be sure to check out the reader contents. <http://americancityandcounty.com/blog/viewpoint-creating-great-landfill-legacy>

Oh, here is a story where a recalcitrant opposition group changes its position based upon a robust vision of repurposing the land